



Using the Full Power of Local Planning

A Collaborative Approach to
Development Projects

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About Me

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Using the Full Power of Local Planning

Personal Observations/Conversation Starters

1. Local planning authorities do not take full advantage of their powers to innovate through collaboration
2. Local planning authorities rely too heavily on state and federal agencies to determine levels of environmental protection and standards
3. The speed of major shifts in environmental conditions require municipalities to take the lead on stormwater innovation






Local planning authorities do not take full advantage of their powers to innovate through collaboration

Regulations need 'flexible enough' language to encourage collaboration (rigidity kills innovation and creativity)

Local regulations and decisions should be driven by best latest available data of conditions and not just state and federal guidelines (the wheels of state and federal guidelines move too slowly and should be viewed as minimum standards).

Until your regs are up to par - the mighty 'variance request' puts the ball in municipality's court. Use it! But think Win/Win.



Local planning authorities rely too heavily on state and federal agencies to determine levels of environmental protection and standards


The wheels of state and federal guidelines move too slowly and should be viewed as minimum standards

Real innovation and change comes from the local level

Understanding conditions at scale require that you develop your own standards based upon your situation.

One size does not fit all

You can increase environmental protection and economic growth at the same time

A photograph of a town street scene. In the foreground, there are trees with some autumn-colored leaves and several pumpkins on the sidewalk. A red brick building is the central focus, with a sign that says "DIFFERENTIAL" partially visible. To the left, there is a white building. People are walking on the sidewalk. The sky is blue.

The speed of major shifts in environmental conditions require municipalities to take the lead on stormwater innovation

We are at a point of a major convergence of global conditions thresholds. (Global Warming, Sea Level Rise, Population Shifts)

These changes can have an immediate effect on the local environmental situation.

Municipalities are in the best position to flow with the changes that we are now and will be presented with.

Thank You

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